

094.0

0002

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
629,700 / 629,700

APPRAISED:

629,700 / 629,700

USE VALUE:

629,700 / 629,700

ASSESSED:

629,700 / 629,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		EDMUND RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SANCHEZ SPENCER S & MARY C	
Owner 2:		
Owner 3:		

Street 1: 54 EDMUND ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: FOLEY ROBERT F -

Owner 2: -

Street 1: 54 EDMUND ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,263 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4263		Sq. Ft.	Site		0	70.	1.29	5									383,523						383,500	

## IN PROCESS APPRAISAL SUMMARY

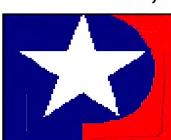
Legal Description							User Acct
							61266
							GIS Ref
							GIS Ref
							Insp Date
							08/13/18

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	245,800	400	4,263.	383,500	629,700	629,700	Year End Roll	12/18/2019			
2019	101	FV	205,300	400	4,263.	389,000	594,700	594,700	Year End Roll	1/3/2019			
2018	101	FV	205,300	400	4,263.	290,400	496,100	496,100	Year End Roll	12/20/2017			
2017	101	FV	205,300	400	4,263.	263,000	468,700	468,700	Year End Roll	1/3/2017			
2016	101	FV	205,300	400	4,263.	252,000	457,700	457,700	Year End	1/4/2016			
2015	101	FV	192,600	500	4,263.	213,700	406,800	406,800	Year End Roll	12/11/2014			
2014	101	FV	192,600	500	4,263.	202,700	395,800	395,800	Year End Roll	12/16/2013			
2013	101	FV	192,600	500	4,263.	192,900	386,000	386,000		12/13/2012			

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
FOLEY ROBERT F,	1429-83		1/11/2013		435,000	No	No						
	951-48		1/1/1901	Family		No	No	Rose Marie Ann Foley dod 7/14/10					

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
										8/13/2018	Measured	BS	Barbara S
										8/13/2018	Info At Door	BS	Barbara S
										12/2/2008	Meas/Inspect	189	PATRIOT
										10/26/2000	Hearing N/C	163	PATRIOT
										3/1/2000	Inspected	276	PATRIOT
										2/1/2000	Measured	197	PATRIOT
										12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /



<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>			
Type:	5 - Cape	Full Bath:	1	Rating:	Average				
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:		32			
(Liv) Units:	1	Total:	1	3/4 Bath:					
Foundation:	1 - Concrete	A 3QBth:		Rating:					
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average				
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:					
Sec Wall:	2 - Clapboard	OthrFix:	1	Rating:	Average				
Roof Struct:	1 - Gable	<b>OTHER FEATURES</b>							
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1			
Color:	WHITE	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O		
View / Desir:		Frpl:	1	Rating:	Average	Other			
<b>GENERAL INFORMATION</b>		WSFlue:		Rating:		Upper			
Grade:	C - Average	<b>CONDOS INFORMATION</b>							
Year Blt:	1960	Eff Yr Blt:		Location:		Lvl 2			
Alt LUC:		Alt %:		Total Units:		Lvl 1			
Jurisdict:		Fact:	.	Floor:		Lower			
Const Mod:		% Own:		Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1	
Lump Sum Adj:		Name:		<b>REMODELING</b>		<b>RES BREAKDOWN</b>			
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>							
Avg Ht/FL:	STD	Phys Cond:	GD - Good	18.	%	No Unit	RMS	BRs	FL
Prim Int Wall:	2 - Plaster	Functional:			%	1	6	3	M
Sec Int Wall:		Economic:			%	Additions:			
Partition:	T - Typical	Special:			%	Kitchen:			
Prim Floors:	4 - Carpet	Override:			%	Baths:			
						Plumbing:			
						Electric:			
						Heating:			
						Totals			

## INTERIOR INFORMATION

Avg Ht/FL:	STD	Functional:	
Prim Int Wall:	2 - Plaster	Economic:	
Sec Int Wall:		Special:	
Partition:	T - Typical	Override:	
Prim Floors:	4 - Carpet	Total:	18.6
Sec Floors:			

# **DEPRECIATION**

Phys Cond:	GD - Good	18.
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

## CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	140.333
Other Features:	80972
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	301912
Depreciation:	56156
Depreciated Total:	245756

# COMPARABLE SALES

date	Parcel ID	Typ	Date	Sale Price
/tAv\$/SQ:				
AvRate:		Ind.Val		
Juris. Factor:		Before Depr:	140.33	
pecial Features:	0	Val/Su Net:	116.38	
Final Total:	245800	Val/Su SzAd	182.89	

# MOBILE HOME

Make:

del:

Serial #:

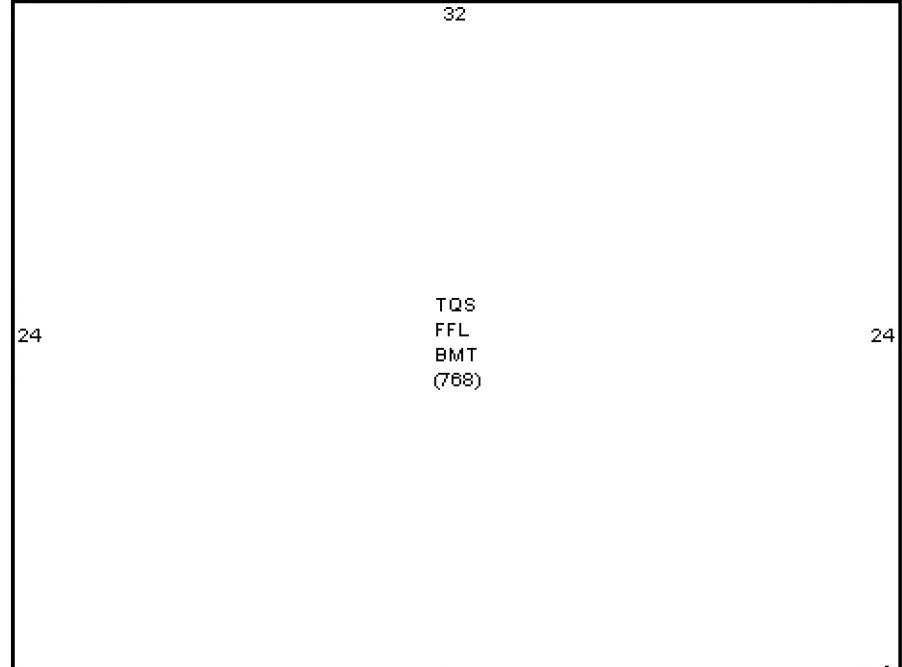
Year:

Color:

## SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	18X8	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	114X10	A	AV	1970	4.93	T	39.2	101			400			400

SKETCH



## **SUB AREA**

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	768	42.100	32,333						
FFL	First Floor	768	140.330	107,775						
TQS	3/4 Story	576	140.330	80,832						

SUB AREA DETAIL

Net Sketched Area:	2,112	Total:	220,940
Size Ad	1344	Gross Are	2304 FinArea

IMAGE

*AssessPro* Patriot Properties, Inc

